



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: May 11, 2005 REPORT NO. HO 05-084

ATTENTION: Hearing Officer

SUBJECT: EDWARDS RESIDENCE
PTS PROJECT NUMBER: 48065

LOCATION: 3343 Bayside Walk

APPLICANT: Pete Comstock, Architect

SUMMARY

Requested Action - Should the Hearing Officer approve Coastal Development Permit No. 140131, for the demolition of an existing 339 square foot two car garage and construct a second story addition of 838 square feet, a roof deck and two, new two-car garages totaling 758 square feet, for a development total of 4,315 on a 4,798 square foot site?

Staff Recommendation -

1. APPROVE Coastal Development Permit No.140131.

Community Planning Group Recommendation – On January 18, 2005 the Mission Beach Precise Planning Board voted 11-0-0 to approve the project with conditions (Attachment 8).

Environmental Review - The project is exempt from the California Environmental Quality Act (CEQA) pursuant to section 15332 "In-Fill Development Projects".

BACKGROUND

The 4,798 square foot site is located at 3343 Bayside Walk in the R-S zone of the Mission Beach Planned District, Coastal Overlay (appealable), Coastal Height Limitation, Beach Parking Impact Overlay zones, the First Public Roadway and the Mission Beach Precise Plan. The Mission Beach Precise Planning Area Land Use Recommendation is for residential use up to 36 units per acre. The site is surrounded on three sides by single and multifamily development and on the east side fronts Mission Bay.

The site is currently improved with a two story, two unit condominium structure. One three-bedroom unit is located on the ground floor and the second three-bedroom unit is located upstairs. All work is being done to the upstairs unit. There is no common access between the units and each unit is under separate ownership.

A Coastal Development Permit Process Three is required for the demolition of the existing 339 square foot two car garage and the addition of 838 square feet of living space; a roof deck and two, new two-car garages totaling 758 square feet for a development total of 4,315 on a 4,798 square foot site.

DISCUSSION

Project Description

The applicant is requesting the approval of a Coastal Development Permit for the proposed demolition of the 339 square foot two car garage; the addition of 838 square feet living space; a roof deck and two, new two-car garages totaling 758 square feet. The proposed total development for the site is 4,315 square feet. The original structure was constructed in 1929, with the second story unit added in 1988 under Permit No. A55708. The existing second story unit conforms to the construction drawings on file and the site has no open code violations.

The proposed addition will provide additional living space as a master bedroom, bathroom, crow's nest and roof deck. These improvements will require the demolition and rebuilding of the existing two car garage and changing the existing open parking area to garage parking, however no additional parking is required or being provided.

The new construction conforms to all applicable zoning regulations and is not requesting any deviations from those regulations.

Community Planning Group Recommendation

On January 18, 2005 the Mission Beach Precise Planning Board voted 11-0-0 to approve the project with two conditions concerning conformance to zone requirements. The first condition

noted the stairs and railing within the front setback which exceeded the permitted height for such an encroachment and the second noted the roof of the structure did not appear to conform to the 45 degree angled setback requirement when the structure is over twenty feet. Both of the issues were resolved during the review process and the project now meets the development regulations. The existing chimney which appears to protrude into the angled setback requirement was approved with the second unit's original construction and therefore has previously conforming rights to be maintained in its current location.

Conclusion

Staff has reviewed the request for a Coastal Development Permit and determined the project consistent with all of the applicable development regulations pertaining to this site. The Mission Beach Precise Planning Board voted unanimously to approve the project and the regulation concerns have been resolved. Staff has also concluded that the proposed development is exempt from the California Environmental Quality Act (CEQA). Therefore, staff believes that all of the appropriate findings can be made to affirm the project and recommends that the Hearing Officer approve the project.

ALTERNATIVE

1. Approve Coastal Development Permit No.140131, with modifications.
2. Deny Coastal Development Permit No.140131, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Helene Deisher, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Plans (Hearing officer only)
6. Draft Permit with Conditions
7. Draft Resolution with Findings
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Chronology